

Space Above This Line for Recording Data

Prepared by: First National Financial Title Svs, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536),
6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672 (662) 892-6536

* Return to: First National Financial Title Svs, LLC, 6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672
(662) 892-6536

WARRANTY DEED

Grantor(s): Sirius Investment, LLC
Address: 1915 Gayfer Drive
Horn Lake, MS 38637
Phone: 901-258-8015 (Work, if any)

Grantee(s): Lauren N Matthews and Ruby A Matthews
Address: 3525 Lakehurst Drive
Horn Lake, MS 38637
Phone: 662-280-0900 (Home) 901-598-3483 (Work, if any)

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, the undersigned Grantor, SIRIUS INVESTMENT, LLC, , do hereby sell, convey and warrant unto LAUREN N MATTHEWS AND RUBY A MATTHEWS, as joint tenants with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

Lot 1853, Section E, DeSoto Village Subdivision, in Section 33, Township 1 South, Range 8 West, as shown by plat of record in Plat Book 12, Pages 22-25, Chancery Clerk's Office for DeSoto County, Mississippi, to which plat reference is hereby made for a more complete legal description.

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed; taxes for the year 2010 shall be prorated among the parties.

WITNESS MY SIGNATURE this 25th day of February, 2010.

SIRIUS INVESTMENT, LLC

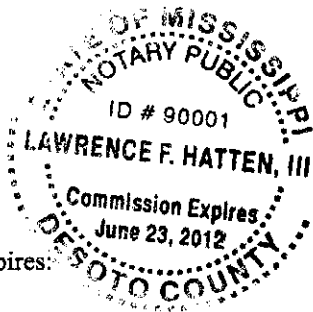
By: 
Brian Hancock, Owner

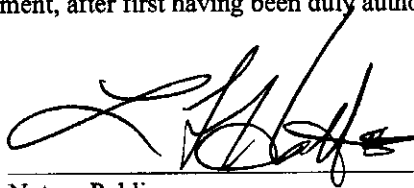
STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 25th day of February, 2010, within my jurisdiction, the within named Brian Hancock, who acknowledged that he is the Owner of Sirius Investment, LLC, a Mississippi limited liability and that for and on behalf of the said limited liability company and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.

(S E A L)

My Commission expires:




Notary Public

FILE #: S16888